




**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

DATE	December 3, 2024
TITLE	Authorization to Execute a Special Use Agreement for the Patterson House with the City of Fremont at Ardenwood Historic Farm
DIVISION	Operations
FROM	Tiffany Margulici, Business Services Manager Lisa Goorjian, Assistant General Manager of Operations
APPROVED	Sabrina Landreth, General Manager 

RECOMMENDATION

The General Manager recommends that the Board of Directors authorize execution of a Special Use Agreement with the City of Fremont for operation of the Patterson House in Ardenwood Historic Farm for a five-year term, January 1, 2025 – December 31, 2029, with an annual payment of \$92,640 increased annually by 2.0%.

BACKGROUND

Ardenwood Historic Farm is in the City of Fremont on property owned by the City of Fremont (City). The East Bay Regional Park District (Park District) and the City entered into a Management Agreement in 1982 for the Park District to operate Ardenwood Historic Farm. The Management Agreement was renewed in 1997 and, most recently, in 2010 for an initial term of 50-years with an option for a renewal term of an additional 49- years. The original Management Agreement made provisions for the City to restore, operate and interpret the Patterson House. The Patterson House is a 16-room Queen Anne Victorian farmhouse, which operates as a museum of local history and Victorian life.

The 2010 Management Agreement stated that the City and Park District will enter into and revise as needed a separate “Patterson House Special Use Agreement.” This shorter-term agreement was established to provide greater flexibility in how the Patterson House is incorporated into the overall operation of Ardenwood and identifies compensation to the City for the tours and programs offered by the City at the Patterson House. Tours of the Patterson House are led by docents dressed in 19th century clothing and take about 45 minutes. All Tours are on a drop-in basis (no registrations taken). The Patterson House is listed in the National Register of Historic Places.

ANALYSIS

This Special Use Agreement has defined both Park District and City responsibilities regarding the Patterson House operation for a five-year interval. The Park District and the City will continue to support the Ardenwood Land Use Plan, Business Plan and the Mission, Vision, and Goals of the Park District. The City maintains an onsite staff office in the building adjacent to the Patterson House known as the “Cook House”, which is also included in the Special Use Agreement. Any activities or programs by City outside of the area defined in the Patterson House Special Use Agreement are

required to be 34 Agenda Item 4c. approved through a separate permit process. The Special Use Agreement will waive the fee for up to five Special Event Permits annually for City programs offered from time to time in other areas of the park. The tours offered by City enhance the visitor experience at Ardenwood and staff recommends continuing to compensate City for these tours.

FISCAL IMPACT

The Park District shall compensate the City for providing house Tours to the public and scheduled groups at \$92,640 per year, to be increased annually by 2.0%. Funds are available in the park's operating budget in 101-5241-585-6191. The payment partially defers City's costs to cover interpretive services of the Patterson House, ongoing building maintenance costs, and Patterson House management and maintenance. Staffing costs account for most of City's expenses incurred in operating the Patterson House.

ATTACHMENTS

None



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2024 – 12 -
DECEMBER 3, 2024**

**AUTHORIZATION TO EXECUTE A SPECIAL USE AGREEMENT FOR THE
PATTERSON HOUSE WITH THE CITY OF FREMONT AT ARDENWOOD
HISTORIC FARM**

WHEREAS, Ardenwood Historic Farm is in the City of Fremont on property owned by the City of Fremont (City); and

WHEREAS, the East Bay Regional Park District (Park District) and the City entered into a Management Agreement in 1982 for the Park District to operate Ardenwood Historic Farm. The Management Agreement was renewed in 1997 and, most recently, in 2010 for an initial term of 50-years with an option for a renewal term of an additional 49- years; and

WHEREAS, the original Management Agreement made provisions for the City to restore, operate and interpret the Patterson House, a 16-room Queen Anne Victorian farmhouse, which operates as a museum of local history and Victorian life.

WHEREAS, the 2010 Management Agreement stated that the City and Park District will enter into and revise as needed a separate “Patterson House Special Use Agreement” for the operations and services offered at the Patterson House; and

WHEREAS, the current Special Use Agreement will be ending on December 31, 2024, and the City and Park District wish to continue the City services provided to operate and interpret the Patterson House under a new Special Use Agreement; and

WHEREAS, on November 20, 2024, the Board Operations Committee reviewed and unanimously recommended approval of the staff’s recommendation to authorize execution of a Special Use Agreement with the City of Fremont for operation of the Patterson House in Ardenwood Historic Farm for a five-year term, January 1, 2025 – December 31, 2029, with an annual payment of \$92,640 increased annually by 2.0%; and

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby *[insert text]* as presented to the Board on December 3, 2024; and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director _____, and seconded by Director _____, and
adopted December 3, 2024, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: